

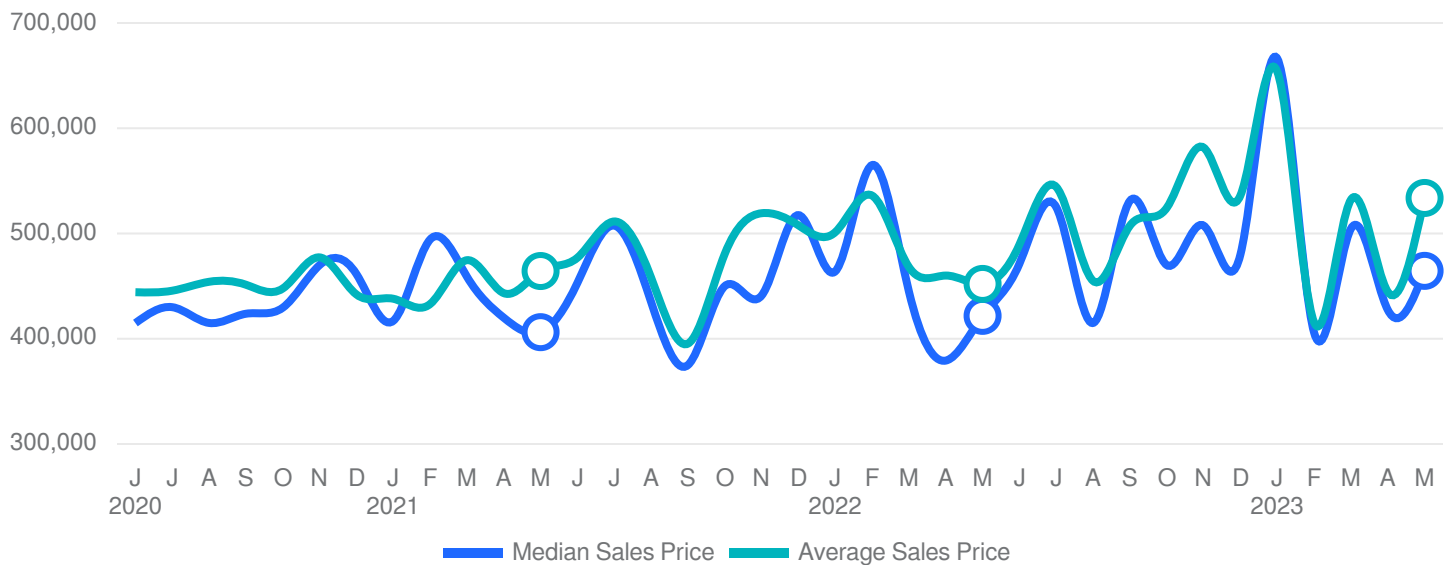
Overview

The overview below shows real estate activity from January 2023 to May 2023. You will see data comparisons between May and the previous month, the last three months and May 2022.

Overview	YTD Avg.	Monthly Trends			
		May	April	Feb. - Apr.	May. 2022
New Listings	157	40	↑	↑	↓
Average Sales Price per Square Foot	204	201	↓	↓	↓
Average Days on Market	32	53	↑	↑	↑
Number of Properties for Sale	236	42	↓	↓	↓
Average List Price	\$650,969	\$700,220	↑	↑	↑
Median List Price	\$559,896	\$576,995	↑	↑	↑
Average Sales Price	\$515,996	\$533,758	↑	↑	↑
Median Sales Price	\$493,730	\$464,500	↑	↑	↑
Sales Price / List Price Ratio	98.33%	97.09%	↓	↓	↓
Number of Properties Sold	85	26	↑	↑	↓
Month's Supply of Inventory	3.24	1.62	↓	↓	↓
Absorption Rate	0.37	0.62	↑	↑	↑

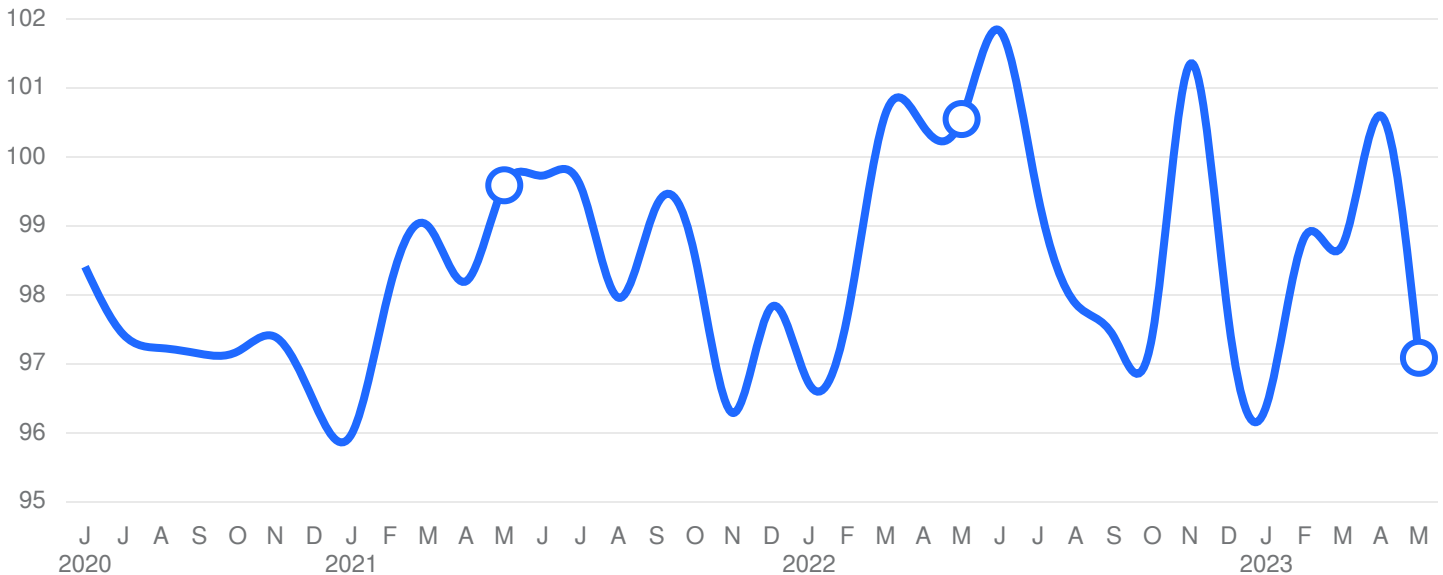
Average & Median Sales Price

The median sales price in May 2023 was \$464,500, up 8.65% from \$427,500 from the previous month and 10.14% higher than \$421,750 from May 2022. The May 2023 median sales price was at its highest level compared to May 2022 and 2021. The average sales price in May 2023 was \$533,758, up 20.03% from \$444,681 from the previous month and 18.07% higher than \$452,083 from May 2022. The May 2023 average sale price was at its highest level compared to May 2022 and 2021.



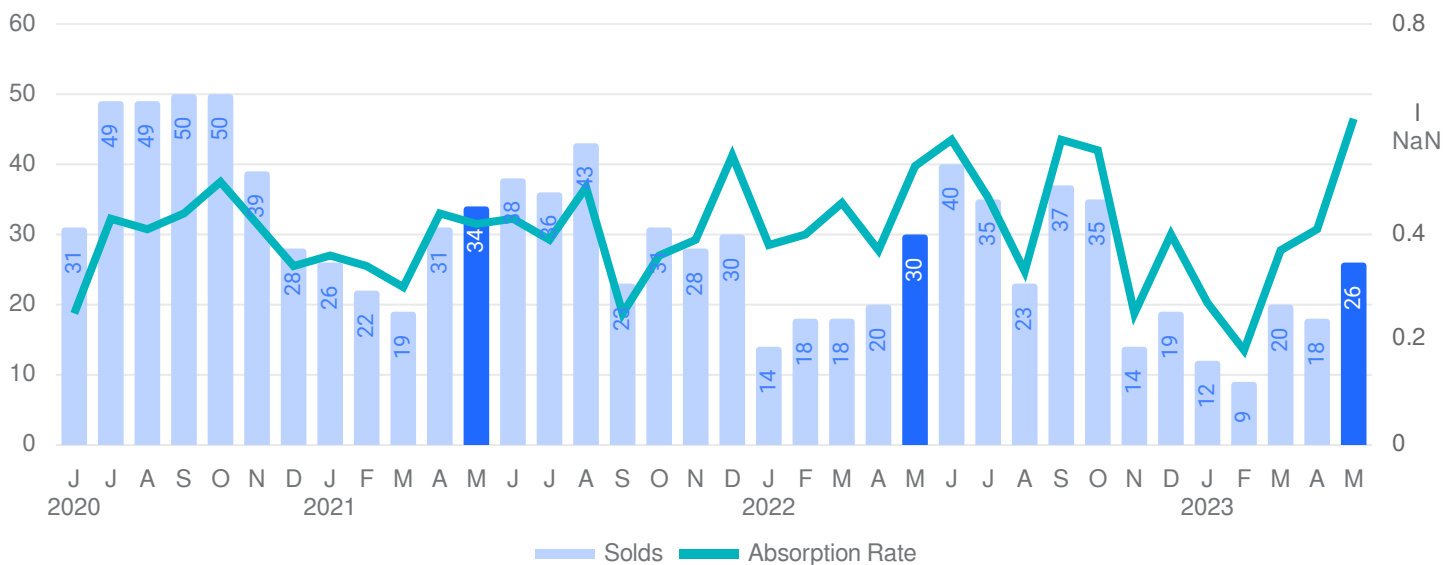
Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The May 2023 sales price/list price ratio was 97.09%, down from 100.6% from the previous month and down from 100.55% from May 2022.



Number of Properties Sold & Absorption Rate

The number of properties sold in May 2023 was 26, up 44.44% from 18 from the previous month and -13.33% lower than 30 from May 2022. The May 2023 sales were at its lowest level compared to May 2022 and 2021. Absorption rate is the avg number of sales per month divided by the total number of available properties.



The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for May 2023 was 53 days, up 278.57% from 14 days from the previous month and 120.83% higher than 24 days from May 2022. The May 2023 DOM was at its highest level compared with May 2022 and 2021.

